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# WOODLANDS SOUTH SUBDIVISION

## PART of AVON TOWNSHIP SECTION No. 20

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY

K S ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
ELYRIA OHIO

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT J&W DEVELOPMENT COMPANY DOES HEREBY ACCEPT THIS PLAT OF WOODLANDS SOUTH SUB'D. TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: CHANCELLOR COURT AND BLOCK "A", AS SHOWN HEREON.

J&W DEVELOPMENT COMPANY FURTHER GRANTS TO THE CITY OF AVON LAKE, PERPETUAL UTILITY EASEMENTS OF THE WIDTHS AND LOCATIONS AS SHOWN, UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN EASEMENTS AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENTS EXCEPT GRASS.

*Thomas L. Butts*  
THOMAS L. BUTTS - PRESIDENT  
J&W DEVELOPMENT COMPANY

### NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS L. BUTTS WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF WOODLANDS SOUTH SUBDIVISION AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF July, 1988

*Michael S. Wiese*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/4/89

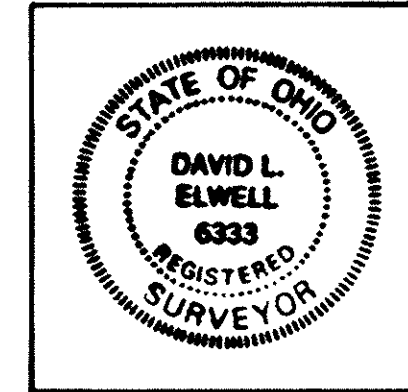


### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, J&W DEVELOPMENT CO., I HAVE SURVEYED AND PLATTED WOODLANDS SOUTH SUBDIVISION AS SHOWN HEREON AND CONTAINING 15.1892 ACRES IN AVON TOWNSHIP SECTION 20 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED —, IRON PIN MONUMENTS WERE EITHER FOUND OR SET. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN LOTS & BLOCKS 12.8420 ACRES  
ACREAGE IN STREETS 2.3472 ACRES  
TOTAL 15.1892 ACRES



*David L. Elwell*  
DAVID L. ELWELL - REGISTERED SURVEYOR

### UNDERGROUND CABLE EASEMENT

J&W DEVELOPMENT COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*Thomas L. Butts*  
THOMAS L. BUTTS - PRESIDENT  
J&W DEVELOPMENT COMPANY

### MORTGAGEE'S CERTIFICATE

THIS CERTIFIES THAT ELYRIA SAVINGS & TRUST NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODLANDS SOUTH SUBDIVISION AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: CHANCELLOR COURT AND BLOCK "A" AS SHOWN HEREON.

FOR ELYRIA SAVINGS & TRUST NATIONAL BANK

*Bruce E. Stevens*  
SR. VICE PRESIDENT

### NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Bruce E. Stevens REPRESENTING ELYRIA SAVINGS & TRUST NATIONAL BANK WHO ACKNOWLEDGED THAT DID SIGN THE FOREGOING PLAT OF WOODLANDS SOUTH SUBDIVISION AND THAT IT WAS his OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elipio OHIO, THIS 30th DAY OF June, 1988.

*James E. Lohr*  
NOTARY PUBLIC

MY COMMISSION EXPIRES

*James E. Lohr*  
Notary Public, State of Ohio  
My Commission Expires Nov. 29, 1989

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODLANDS SOUTH SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Samuel D. ...*  
AVON LAKE LAW DIRECTOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WOODLANDS SOUTH SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 19th DAY OF July, 1988

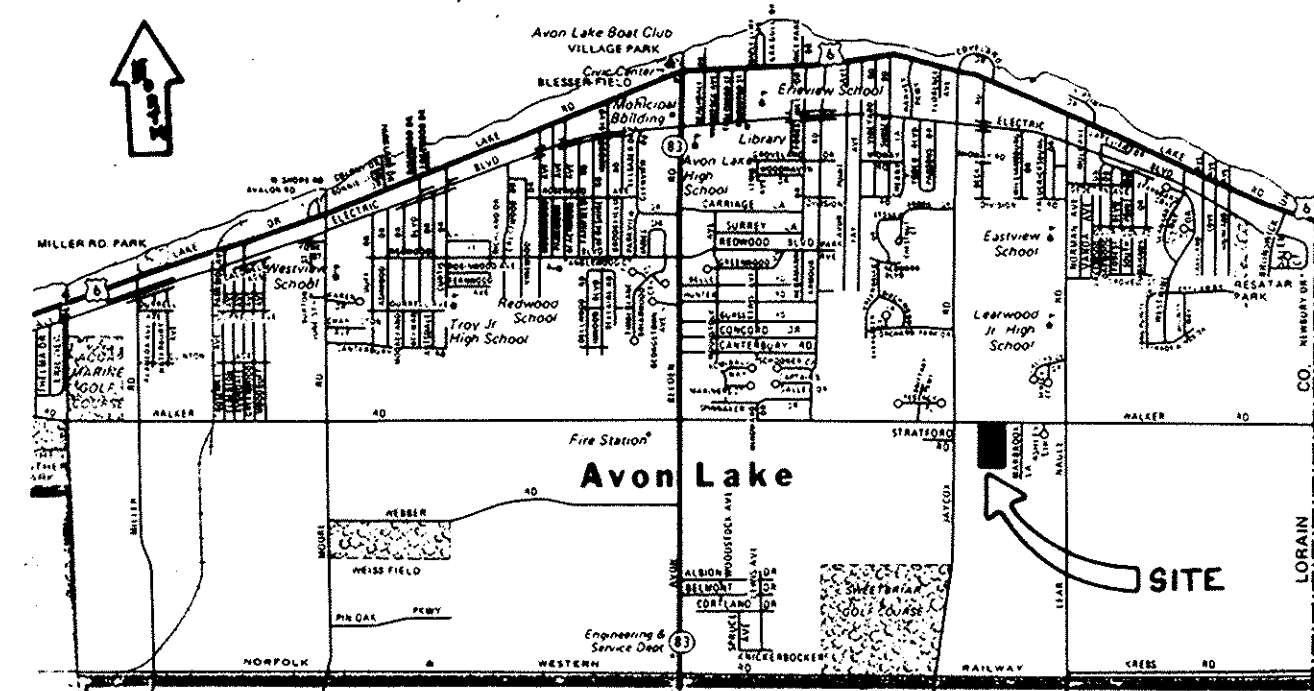
*Thomas James Ciba, P.E.*  
SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WOODLANDS SOUTH SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 43-88, PASSED THE 1st DAY OF August, 1988.

*Kathleen ...*  
CLERK OF COUNCIL

TRANSFERRED  
IN COMPLIANCE WITH REG. 319-002  
10/14/88  
THOMAS A. FIOR  
LORAIN COUNTY AUDITOR



AREA MAP - NO SCALE

Received for Record AUG 19 1988  
at 12:48 clock P.M. in PLAT RECORDS  
VOL 43  
PAGE 35236  
Dorothy L. Essex  
Lorain County Recorder  
MCL

86.40 cmf  
Box: LORAIN County Title

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODLANDS SOUTH SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

*Thomas James Ciba, P.E.*  
AVON LAKE MUNICIPAL ENGINEER

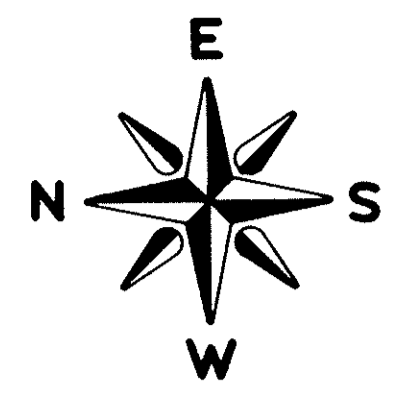
LORAIN COUNTY  
TAX MAP DEPARTMENT



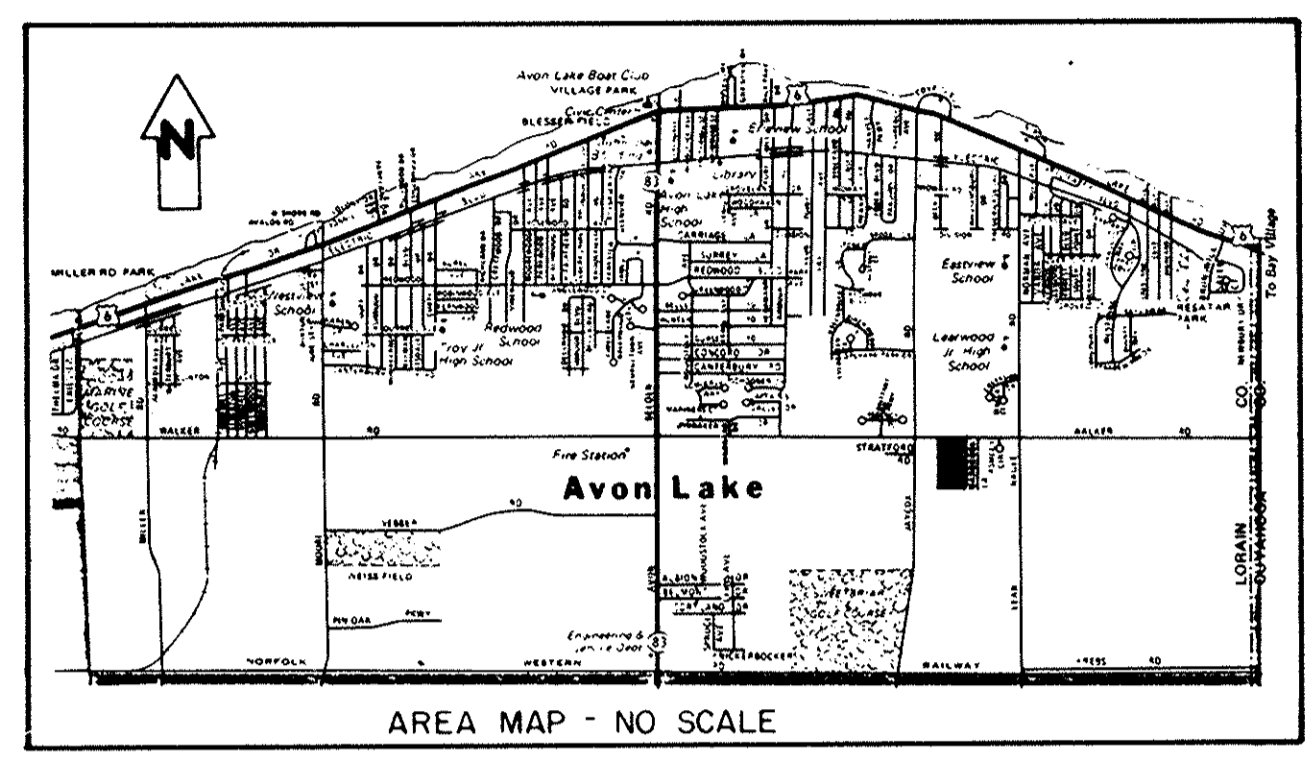
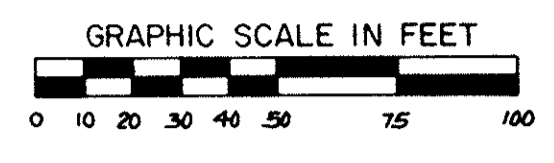
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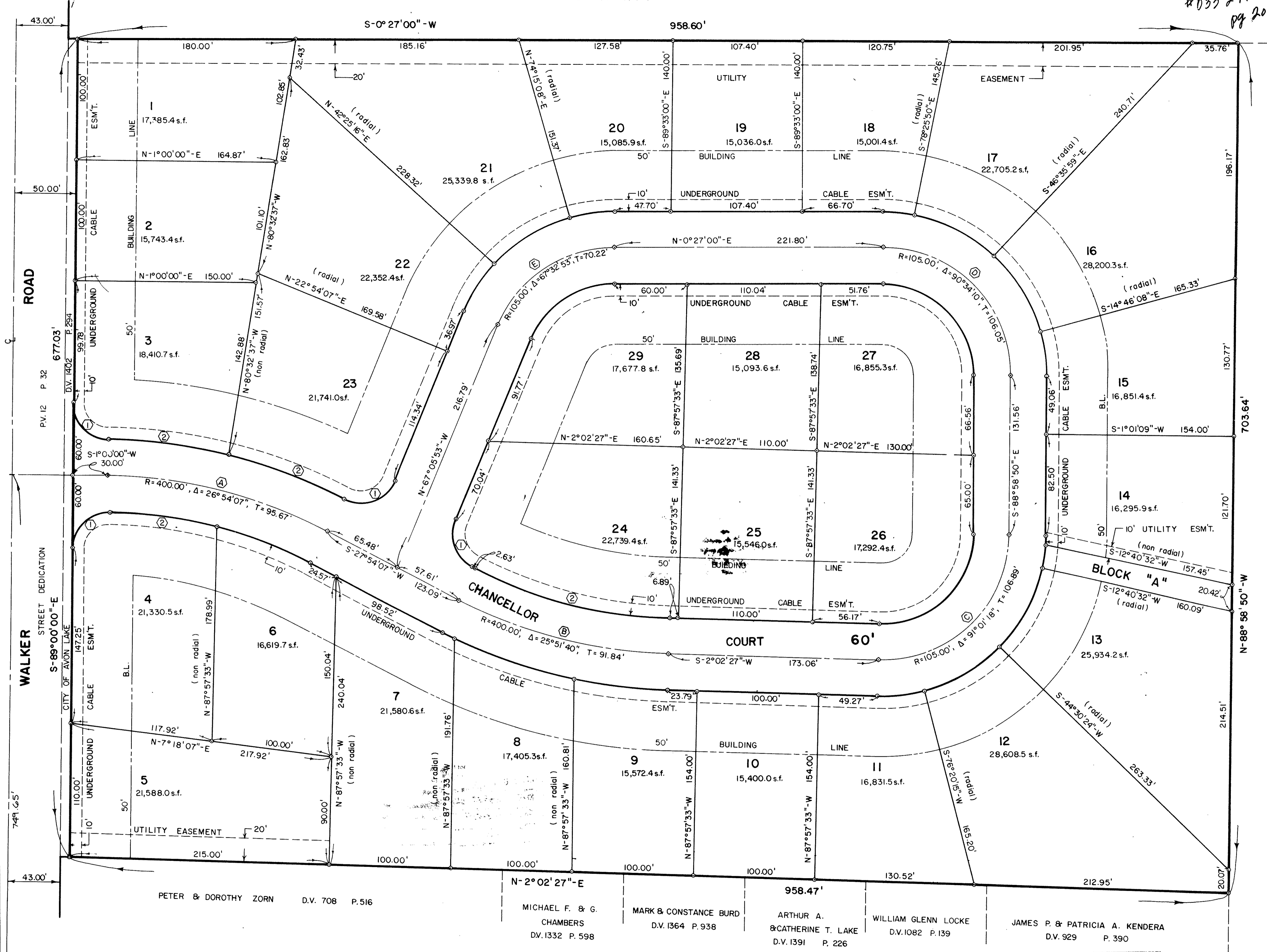
BETTY P. SIMPSON  
D.V. 1196 P. 676



SCALE: 1" = 40'

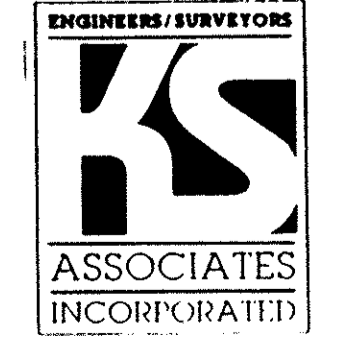


CURVE DATA							
Q. CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING	
(A)	400.00'	26°54'07"	187.81'	95.67'	186.09'	S-14°27'04"-W	
(B)	400.00'	25°51'40"	180.55'	91.84'	179.02'	S-14°58'17"-W	
(C)	105.00'	91°01'18"	166.81'	106.89'	149.81'	S-43°28'12"-E	
(D)	105.00'	90°34'10"	165.98'	106.05'	149.23'	N-45°44'05"-E	
(E)	105.00'	67°32'53"	123.79'	70.22'	116.74'	N-33°19'27"-W	
S/L	CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
3	1	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-46°00'00"-E
3	2	430.00'	13°18'33"	99.88'	50.17'	99.66'	N-7°39'16"-E
4	i	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-44°00'00"-W
4	2	370.00'	14°09'02"	91.38'	45.92'	91.15'	N-8°04'31"-E
6		370.00'	12°45'04"	82.34'	41.34'	82.17'	N-21°31'35"-E
7		430.00'	1°40'09"	12.53'	6.26'	12.53'	N-27°04'03"-E
8		430.00'	13°58'59"	104.94'	52.73'	104.68'	N-19°14'29"-E
9		430.00'	10°12'32"	76.62'	38.41'	76.52'	N-7°08'44"-E
11		135.00'	15°42'12"	37.00'	18.62'	36.88'	N-5°48'39"-W
12		135.00'	31°49'52"	75.00'	38.50'	74.04'	N-29°34'41"-W
13		135.00'	31°49'52"	75.00'	38.50'	74.04'	N-61°24'32"-W
BLOCK "A"		135.00'	8°31'11"	20.07'	10.06'	20.06'	N-81°35'03"-W
14		135.00'	3°08'12"	7.39'	3.70'	7.39'	N-87°24'45"-W
15		135.00'	15°47'17"	37.20'	18.72'	37.08'	N-83°07'31"-E
16		135.00'	31°49'52"	75.00'	38.50'	74.04'	N-59°18'57"-E
17		135.00'	31°49'52"	75.00'	38.50'	74.04'	N-27°29'05"-E
18		135.00'	11°07'10"	26.20'	13.14'	26.16'	N-6°00'34"-E
20		135.00'	16°11'52"	38.16'	19.21'	38.04'	N-7°38'56"-W
21		135.00'	31°49'52"	75.00'	38.50'	74.04'	N-31°39'48"-W
22		135.00'	19°31'10"	45.99'	23.22'	45.77'	N-57°20'18"-W
23	1	30.00'	95°00'00"	49.74'	32.74'	44.24'	N-19°35'53"-W
23	2	430.00'	13°35'34"	102.01'	51.25'	101.77'	N-21°06'20"-E
24	1	30.00'	85°00'00"	44.51'	27.49'	40.54'	N-70°24'07"-E
24	2	370.00'	25°51'40"	167.00'	84.95'	165.59'	N-14°58'17"-E
26		75.00'	91°01'18"	119.15'	76.35'	107.01'	N-43°28'12"-W
27		75.00'	90°34'10"	118.56'	75.75'	106.59'	N-45°44'05"-E
29		75.00'	67°32'53"	88.42'	50.16'	83.39'	N-33°19'27"-W



PETER & DOROTHY ZORN D.V. 708 P. 516  
 MICHAEL F. & G. CHAMBERS D.V. 1332 P. 598  
 MARK & CONSTANCE BURD D.V. 1364 P. 938  
 ARTHUR A. & CATHERINE T. LAKE D.V. 1391 P. 226  
 WILLIAM GLENN LOCKE D.V. 1082 P. 139  
 JAMES P. & PATRICIA A. KENDERA D.V. 929 P. 390

AREA IN STREETS 2.3472 AC.  
 AREA IN SUBLOTS AND BLOCKS 12.8420 AC.  
 TOTAL AREA 15.1892 AC.



WOODLANDS SOUTH SUBDIVISION  
 PART OF AVON TOWNSHIP SECTION 20  
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

KOPF CONSTRUCTION CORP.  
 D.V. 1419 P. 641